

THE VILLAS AT THE POINTE

ALL OF LOT 3 OF THE POINTE SUBDIVISION
ALSO PART OF THE NORTHEAST QUARTER OF SECTION 19, AND THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
OGDEN CITY, WEBER COUNTY, UTAH.

SCALE: 1" = 50'

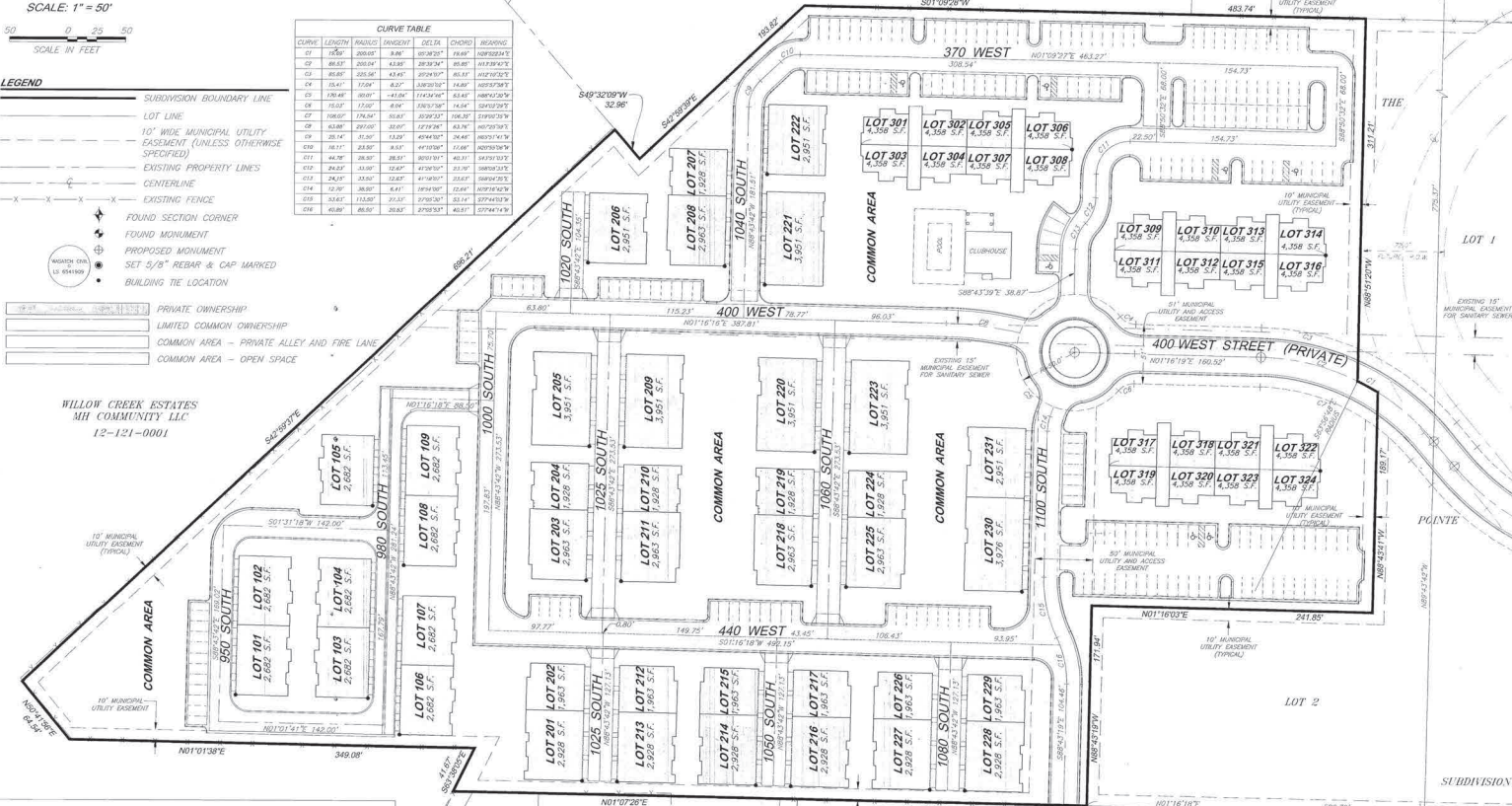
SCALE IN FEET

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 10' WIDE MUNICIPAL UTILITY EASEMENT (UNLESS OTHERWISE SPECIFIED)
- EXISTING PROPERTY LINES
- CENTERLINE
- EXISTING FENCE
- FOUND SECTION CORNER
- FOUND MONUMENT
- PROPOSED MONUMENT
- SET 5/8" REBAR & CAP MARKED
- BUILDING LOCATION
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- COMMON AREA - PRIVATE ALLEY AND FIRE LANE
- COMMON AREA - OPEN SPACE

WILLOW CREEK ESTATES
MH COMPANY LLC
12-121-0001

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
01	155.00	2000.00	3.96'	90°54'25"
02	88.33	200.00	4.33'	28°32'34"
03	88.33	200.00	4.33'	31°27'26"
04	154.41	1200.00	4.22'	100°50'12"
05	130.48	800.00	4.13'	114°14'48"
06	23.57	1200.00	0.30'	144°14'14"
07	106.67	175.00	5.67'	30°59'32"
08	43.88	297.00	3.87'	17°19'48"
09	43.88	297.00	3.87'	47°10'12"
10	181.17	23.57	8.31'	44°10'12"
11	44.78	28.57	3.81'	80°10'12"
12	88.33	57.14	7.62'	80°10'12"
13	24.67	33.57	2.87'	41°10'12"
14	12.34	16.79	1.44'	109°10'12"
15	12.34	16.79	1.44'	109°10'12"
16	43.88	297.00	3.87'	37°10'12"
17	43.88	297.00	3.87'	37°10'12"



LOT	DISTANCE	BEARING	LOT	DISTANCE	BEARING
LOT 101-102	739.25'	N07°14'42"E	LOT 214-215	265.57'	N01°30'32"E
LOT 103-104	629.85'	N09°19'32"E	LOT 216-217	298.09'	N01°30'32"E
LOT 105	668.84'	N02°35'32"E	LOT 218-219	303.03'	S08°17'49"E
LOT 106-107	393.61'	N09°14'39"E	LOT 220	303.43'	N01°09'53"E
LOT 108-109	393.61'	N09°14'39"E	LOT 221	308.81'	N09°20'25"E
LOT 110-111	430.28'	N03°37'49"E	LOT 222	607.69'	N82°25'29"E
LOT 112-113	472.58'	N02°39'02"E	LOT 223	356.89'	N01°48'18"E
LOT 114-115	472.58'	N02°39'02"E	LOT 224-225	278.89'	N42°52'32"E
LOT 116	507.79'	N30°34'32"E	LOT 226-227	135.89'	N05°21'31"E
LOT 117	507.79'	N30°34'32"E	LOT 228-229	188.00'	N09°21'29"E
LOT 118	633.50'	N47°10'12"E	LOT 230-231	182.82'	N02°52'28"E
LOT 119	558.09'	N07°10'12"E	LOT 232-233	188.00'	N09°21'29"E
LOT 120-121	430.28'	N03°37'49"E	LOT 234-235	182.82'	N02°52'28"E
LOT 122	503.26'	N07°30'23"E	LOT 236-237	182.82'	N02°52'28"E
LOT 123-124	465.00'	N01°28'28"E	LOT 238-239	215.58'	S88°24'32"E
LOT 125-126	465.00'	N01°28'28"E	LOT 240-241	390.57'	S89°10'36"E
LOT 127-128	465.00'	N01°28'28"E	LOT 242-243	390.57'	S89°10'36"E

PERRY & PERRY, A UTAH LIMITED LIABILITY COMPANY 12-098-0045

FIFTEEN-LINE, INC A UTAH CORPORATION 12-099-0044

RANDY & JILL SJOEBLOM JOINT LIVING FAMILY TRUST 12-098-0034

OGDEN CITY ATTORNEY'S OFFICE
APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
THIS 12th DAY OF August 2022

OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
SIGNED THIS 12th DAY OF August 2022

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAN, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRECISELY TO FINAL PLAN APPROVAL BY THE MAYOR OF OGDEN CITY.
SIGNED THIS 10th DAY OF August 2022

OGDEN CITY APPROVAL
THIS PLAN AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY
THIS 11th DAY OF August 2022

OGDEN CITY APPROVAL
THIS PLAN AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY
THIS 11th DAY OF August 2022

WEBER COUNTY RECORDER
ENTRY NO. 3251810
FILED 8/25/22
RECORDED IN PUBLIC BOOK 22 AT 10:57 AM
WEBER COUNTY RECORDER
PAGE 03 OF 07
FOR OGDEN CITY
COURTNEY H. KLOTS
COUNTY RECORDER
BY: [Signature]
DEPUTY

SURVEYORS CERTIFICATE

I, MATTHEW ABRAHAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58 CHAPTER 23 AND UNDER MY DIRECTION AND SUPERVISION TO THE BEST OF MY SKILL AND FAITH, HAVE MADE A SURVEY OF THIS PLAT OF THE VILLAS AT THE POINTE IN OGDEN CITY, WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 12-212.7, UTAH CODE ANNEXED TO THE DESAMIFIED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION. I HEREBY CERTIFY THAT THE RECORDS IN THE DAVIS COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 3rd DAY OF August 2022
MATTHEW ABRAHAM MURDOCK, P.L.S.
NO. 8541909
MATT MURDOCK
SURVEYOR

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF THE POINTE SUBDIVISION AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 01°01'02" WEST 1.81 FEET AND SOUTH 88°56'48" EAST 2.04 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, SAID POINT ALSO BEING LOCATED NORTH 88°56'48" WEST 733.17 FEET AND NORTH 01°01'02" WEST 72.72 FEET FROM THE OGDEN CITY MONUMENT NUMBER 362 LOCATED AT THE INTERSECTION OF 12TH STREET AND GIBSON AVENUE; RUNNING THENCE THE FOLLOWING (8) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID LOT 1 OF SAID THE POINTE SUBDIVISION; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2; (1) NORTH 88°51'02" WEST 311.21 FEET TO A POINT OF NON-CURVATURE WITH A 200.00 FOOT RADIUS CURVE, RADIUS POINT BEARS NORTH 85°06'48" WEST (2) 19.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°32'25" LONG CHORD BEARS SOUTH 28°32'22" WEST 19.89 FEET; TO A POINT OF NON-TANGENCY; (3) NORTH 88°43'10" WEST 171.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 540,590 SQUARE FEET OR 12.410 ACRES, MORE OR LESS.
OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND STREETS AS SHOWN ON THIS PLAN, AND NAME SAID TRACT OF LAND THE VILLAS AT THE POINTE, AND HEREBY DEDICATE, GRANT AND CONVEY TO THE LOT OWNERS WITHIN THE VILLAS AT THE POINTE, THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE STREETS AND RIGHTS-OF-WAY, THE SAME TO BE MAINTAINED AND REPAIRED BY THE VILLAS AT THE POINTE MASTER OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (WELLS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS; AND DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEES THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNIMPROVED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES; AND ALSO GRANT AND CONVEY TO THE VILLAS AT THE POINTE MASTER OWNERS ASSOCIATION, INC. ALL THESE PORTIONS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED COMMON AREA TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENTS RIGHTS GRANTED TO OGDEN CITY HEREIN.

SIGNED THIS 4th DAY OF August 2022
BY: JACOBSON CROSSING LLC, A UTAH LIMITED LIABILITY COMPANY
NAME / TITLE: BRIAN SCHWELL, MANAGER
ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER)
ON THIS 4th DAY OF August 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, WHO BEING BY ME DULY SHOWN DID SAY THAT HE/SHE IS THE (MANAGER/MEMBER) OF JACOBSON CROSSING LLC, A UTAH LIMITED LIABILITY COMPANY; AND THAT THE FOREGOING INSTRUMENT AS SIGNED ON BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY ENJOYED THE SAME.

MY COMMISSION EXPIRES August 1, 2023
NOTARY PUBLIC
KAREN WEEKS
COMMISSIONS 197149
EXPIRES 08-01-2023
BASIS OF BEARINGS
THE BASIS OF BEARINGS IS NORTH 01°17'37" EAST 703.08 FEET BETWEEN THE FOUND OGDEN CITY MONUMENT CAP MARKED AT THE INTERSECTION OF 12TH STREET AND GIBSON AVENUE AND THE FOUND OGDEN CITY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF GIBSON AVENUE AND 13TH STREET.
THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE 4 GRID TO GROUND SCALE FACTOR OF 1.002261702 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE RECORD INFORMATION

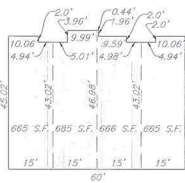
PREPARED BY:
WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UT 84401 (801) 775-9191

OGDEN CITY ATTORNEY'S OFFICE
APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
THIS 12th DAY OF August 2022

OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAN, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRECISELY TO FINAL PLAN APPROVAL BY THE MAYOR OF OGDEN CITY.
SIGNED THIS 10th DAY OF August 2022

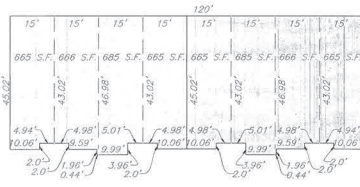
OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAN, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRECISELY TO FINAL PLAN APPROVAL BY THE MAYOR OF OGDEN CITY.
SIGNED THIS 10th DAY OF August 2022

OGDEN CITY APPROVAL
THIS PLAN AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY
THIS 11th DAY OF August 2022



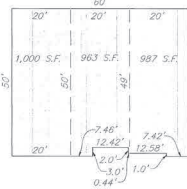
TYPICAL 4-PLEX (100 SERIES)

SCALE: 1"=20'



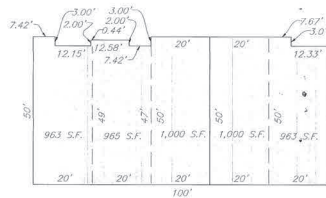
TYPICAL 8-PLEX (100 SERIES)

SCALE: 1"=20'



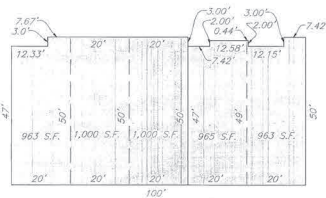
TYPICAL 3-PLEX (200 SERIES)

SCALE: 1"=20'



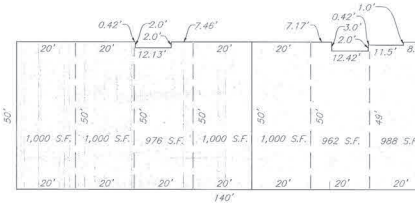
TYPICAL 5-PLEX (200 SERIES)

SCALE: 1"=20'



TYPICAL 7-PLEX (200 SERIES)

SCALE: 1"=20'



TYPICAL 4-PLEX (200 SERIES)

SCALE: 1"=20'

UNITS:
101, 102, 106,
107, 108, 109.

UNITS:
103, 104

THE VILLAS AT THE POINTE

ALL OF LOT 3 OF THE POINTE SUBDIVISION
ALSO PART OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
OGDEN CITY, WEBER COUNTY, UTAH.

100 SERIES

- LOT 101 (4-PLEX): 441 W 550 S
- LOT 102 (4-PLEX): 433 W 550 S
- LOT 103 (4-PLEX): 440 W 580 S
- LOT 104 (4-PLEX): 432 W 580 S
- LOT 105 (4-PLEX): 418 W 580 S
- LOT 106 (4-PLEX): 445 W 980 S
- LOT 107 (4-PLEX): 437 W 980 S
- LOT 108 (4-PLEX): 425 W 980 S
- LOT 109 (4-PLEX): 417 W 980 S

200 SERIES

- LOT 201 (3-PLEX): 452 W 1025 S
- LOT 202 (DUPEX): 444 W 1025 S
- LOT 203 (3-PLEX): 428 W 1025 S
- LOT 204 (DUPEX): 420 W 1025 S
- LOT 205 (4-PLEX): 404 W 1025 S
- LOT 206 (3-PLEX): 357 W 1020 S
- LOT 207 (DUPEX): 378 W 1040 S
- LOT 208 (3-PLEX): 386 W 1040 S
- LOT 209 (4-PLEX): 403 W 1025 S
- LOT 210 (DUPEX): 418 W 1025 S
- LOT 211 (3-PLEX): 427 W 1025 S
- LOT 212 (DUPEX): 443 W 1025 S
- LOT 213 (3-PLEX): 451 W 1025 S
- LOT 214 (3-PLEX): 450 W 1050 S
- LOT 215 (DUPEX): 442 W 1050 S
- LOT 216 (3-PLEX): 449 W 1050 S
- LOT 217 (DUPEX): 441 W 1050 S
- LOT 218 (3-PLEX): 426 W 1060 S
- LOT 219 (DUPEX): 418 W 1060 S
- LOT 220 (4-PLEX): 402 W 1060 S
- LOT 221 (3-PLEX): 388 W 1060 S
- LOT 222 (3-PLEX): 373 W 1040 S
- LOT 223 (4-PLEX): 401 W 1050 S
- LOT 224 (DUPEX): 417 W 1050 S
- LOT 225 (3-PLEX): 425 W 1050 S
- LOT 226 (DUPEX): 444 W 1080 S
- LOT 227 (3-PLEX): 482 W 1080 S
- LOT 228 (3-PLEX): 451 W 1080 S
- LOT 229 (DUPEX): 443 W 1080 S
- LOT 230 (4-PLEX): 424 W 1100 S
- LOT 231 (3-PLEX): 412 W 1100 S

PREPARED BY:

WASATCH CIVIL
Consulting Engineering
1100 SOUTH OGDEN DRIVE, SUITE 225
OGDEN, UT 84404 (801) 775-9191

SHEET 2 OF 3

WEBER COUNTY RECORDER

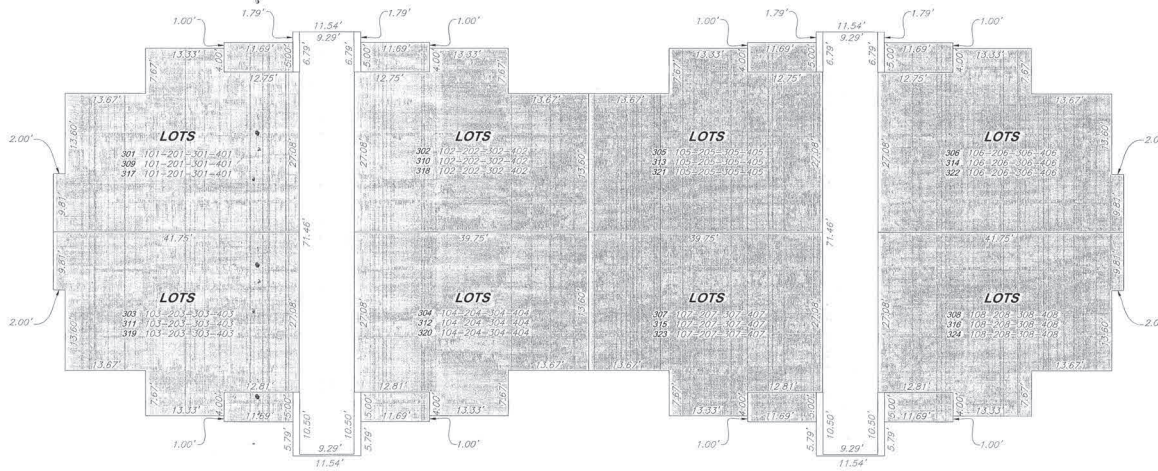
ENTRY NO 325 040 FEE PAID
FILED FOR RECORD AND
RECORDED 16 APR 21 AT
MIDWINTER 14 OF OFFICIAL RECORDS
PAGE 03-05
FOR

COUNTY RECORDER

BY: *[Signature]*
WEBER

THE VILLAS AT THE POINTE

ALL OF LOT 3 OF THE POINTE SUBDIVISION
ALSO PART OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
OGDEN CITY, WEBER COUNTY, UTAH.



TYPICAL 32-UNIT (300 SERIES - 4-STORY)
SCALE: 1"=10'

300 SERIES

LOT 301 (4-PLEX): 370 W 1075 S UNITS 101-201-301-401	LOT 302 (4-PLEX): 370 W 1075 S UNITS 102-202-302-402	LOT 303 (4-PLEX): 370 W 1075 S UNITS 103-203-303-403	LOT 304 (4-PLEX): 370 W 1075 S UNITS 104-204-304-404
LOT 305 (4-PLEX): 370 W 1075 S UNITS 105-205-305-405	LOT 306 (4-PLEX): 370 W 1075 S UNITS 106-206-306-406	LOT 307 (4-PLEX): 370 W 1075 S UNITS 107-207-307-407	LOT 308 (4-PLEX): 370 W 1075 S UNITS 108-208-308-408
LOT 309 (4-PLEX): 400 W 1120 S UNITS 101-201-301-401	LOT 310 (4-PLEX): 400 W 1120 S UNITS 102-202-302-402	LOT 311 (4-PLEX): 400 W 1120 S UNITS 103-203-303-403	LOT 312 (4-PLEX): 400 W 1120 S UNITS 104-204-304-404
LOT 313 (4-PLEX): 400 W 1120 S UNITS 105-205-305-405	LOT 314 (4-PLEX): 400 W 1120 S UNITS 106-206-306-406	LOT 315 (4-PLEX): 400 W 1120 S UNITS 107-207-307-407	LOT 316 (4-PLEX): 400 W 1120 S UNITS 108-208-308-408
LOT 317 (4-PLEX): 400 W 1125 S UNITS 101-201-301-401	LOT 318 (4-PLEX): 400 W 1125 S UNITS 102-202-302-402	LOT 319 (4-PLEX): 400 W 1125 S UNITS 103-203-303-403	LOT 320 (4-PLEX): 400 W 1125 S UNITS 104-204-304-404
LOT 321 (4-PLEX): 400 W 1125 S UNITS 105-205-305-405	LOT 322 (4-PLEX): 400 W 1125 S UNITS 106-206-306-406	LOT 323 (4-PLEX): 400 W 1125 S UNITS 107-207-307-407	LOT 324 (4-PLEX): 400 W 1125 S UNITS 108-208-308-408

ROCKY MOUNTAIN POWER CONSENT

ROCKY MOUNTAIN POWER CONSENTS TO THE RECORDING OF THIS PLAT. THIS CONSENT INDICATES ONLY THAT THE PLAT APPROXIMATES THE LOCATION OF EXISTING EASEMENTS BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION, AND DOES NOT AFFECT ANY OF ITS RIGHTS UNDER TITLE 54, CHAPTER 84, DAMAGE TO UNDERGROUND UTILITY FACILITIES, A RECORDED EASEMENT OR RIGHT-OF-WAY, THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, OR ANY OTHER PROVISION OF LAW.

BY: *Craig Garner*

NAME/TITLE: *Craig Garner Estimator*

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREBY DESCRIBED PROPERTY AND THE DESIGNATIONS PROVIDED HEREIN.

SIGNED THIS 5th DAY OF August, 2022.
IGNITE FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: *Patrick Vassar*

NAME/TITLE: *Patrick Vassar Director*

LENDER ACKNOWLEDGMENT

STATE OF Nevada
COUNTY OF Clark

ON THE 5th DAY OF August, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Patrick Vassar*, WHO BEING DULY SWORN AND SAY THAT HE/SHE IS THE Director OF IGNITE FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES: November 30, 2028

Janice Oller
NOTARY PUBLIC



LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREBY DESCRIBED PROPERTY AND THE DESIGNATIONS PROVIDED HEREIN.

SIGNED THIS 4th DAY OF August, 2022.
SOAR CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY.

BY: *Aaron Earnest*

NAME/TITLE: *Aaron Earnest Manager*

LENDER ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Utah

ON THE 4 DAY OF August, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Aaron Earnest*, WHO BEING DULY SWORN AND SAY THAT HE/SHE IS THE Manager OF SOAR CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES: August, 2022

Karen Weeks
NOTARY PUBLIC



PRIVATE OWNERSHIP
 LIMITED COMMON OWNERSHIP

NOTES:

- ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INTERSECTIONS AREA.
- ALL AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING OR PUBLIC STREETS ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
- ALL COMMON AREAS, INCLUDING PRIVATE STREETS AND RIGHT-OF-WAY, SHALL BE MAINTAINED AND KEPT IN GOOD STATE OF REPAIR BY THE VILLAGES AT THE POINTE MASTER OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, FOR THE BENEFIT OF SAID LOT OWNERS.
- ALL CULINARY WATER INFRASTRUCTURE, REGARDLESS OF THE LOCATION OF ANY WATER METER, SANITARY SEWER INFRASTRUCTURE, AND STORM SEWER INFRASTRUCTURE WITHIN THE PROJECT IS PRIVATELY OWNED AND MAINTAINED BY THE VILLAGES AT THE POINTE MASTER OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, FOR THE BENEFIT OF SAID LOT OWNERS.
- ALL WATERLINES PAST ONE FOOT BACK OF OGDEN CITY CURB ARE PRIVATE WATERLINES. ANY AND ALL CONNECTIONS TO PRIVATE WATERLINES MUST COMPLY WITH OGDEN CITY STANDARDS AND NEEDS TO BE INSPECTED BY OGDEN CITY.

PREPARED BY:



1130 SOUTH OGDEN DRIVE, SUITE 205
OGDEN, UT 84404 (801) 775-9171

SHEET 3 OF 3

WEBER COUNTY RECORDER

ENTRY NO. 355160 FEE PAID _____
FILED FOR RECORDING
RECORDED 16-AUG-22 AT
IN BOOK 94 OF OFFICIAL RECORDS
PAGE 05-05
FOR _____

COUNTY RECORDER

BY: *D. R. Kirk*
DEPUTY